087.0	0002	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,432,800	/	1,432,800
USE VALUE:	1,432,800	/	1,432,800
ASSESSED:	1,432,800	/	1,432,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LILLIAN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNIGHT CARTER & ABIGAIL
Owner 2:	
Owner 3:	
Street 1:	6 LILLIAN LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDGEHILL REALTY LLC -
Owner 2:	-
Street 1:	792 MASS #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,982 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 4636 Square Feet, with 1 Unit, 4 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7982.000	971,200		461,600	1,432,800
Total Card	0.183	971,200		461,600	1,432,800
Total Parcel	0.183	971,200		461,600	1,432,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.06 | /Parcel: 309.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	969,400	0	7,982.	461,600	1,431,000	1,431,000	Year End Roll	12/18/2019
2019	101	FV	609,100	0	7,982.	428,600	1,037,700	1,037,700	Year End Roll	1/3/2019
2018	130	FV		0	7,982.	428,600	428,600	428,600	Year End Roll	12/20/2017
2017	130	FV		0	7,982.	375,900	375,900	375,900	Year End Roll	1/3/2017
2016	130	FV		0	7,982.	342,900	342,900	342,900	Year End	1/4/2016
2015	130	FV		0	7,982.	303,400	303,400	303,400	Year End Roll	12/11/2014
2014	130	FV		0	7,982.	286,900	286,900	286,900	Year End Roll	12/16/2013
2013	130	FV		0	7,982.	273,000	273,000	273,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7081

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDGEHILL REALTY	71721-429	1	10/9/2018	Family	99	No	No		
DAVIDSON RUTH L	51939-49		12/1/2008	Family	99	No	No		
DAVIDSON JR HEN	26130-331		3/13/1996	Forclosure	100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2017	1275	New Buil	440,000	C				
4/20/2017	442	Foundati	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2019	Permit Visit	DGM	D Mann
6/19/2018	Permit Visit	DGM	D Mann
6/19/2018	Measured	DGM	D Mann
11/29/2017	Permit Visit	DGM	D Mann
5/20/2009	Measured	197	PATRIOT
4/4/2000	Vacant Lot	263	PATRIOT
5/21/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7982		Sq. Ft.	Site		0	70.	0.83	12									461,620						461,600	

Total AC/HA: 0.18324 | Total SF/SM: 7982 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 461,620 | Spl Credit | Total: 461,600

User Acct

198144

GIS Ref

GIS Ref

Insp Date

06/19/18

!7081!

PRINT

Date	Time
12/10/20	21:45:35

LAST REV

Date	Time
08/05/19	15:23:18

danam

USER DEFINED

Prior Id # 1:	198144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.87648588
Const Adj.:	1.07089281
Adj $ / SQ:	117.328
Other Features:	144125
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	982966
Depreciation:	11796
Depreciated Total:	971170

COMMENTS

NEW SUB DIVISION PLAN #60 OF 2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	4	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

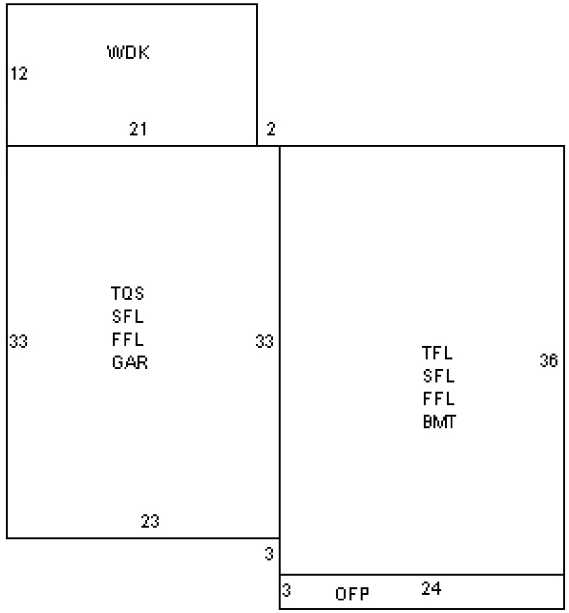
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.05
Special Features:	0	Val/Su Net:	147.53
Final Total:	971200	Val/Su SzAd	209.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,623	117.330	190,423
SFL	Second Floor	1,623	117.330	190,423
BMT	Basement	864	35.200	30,411
TFL	Third Floor	821	117.330	96,303
GAR	Garage	759	19.590	14,869
TQS	3/4 Story	569	117.330	66,789
WDK	Deck	252	10.670	2,690
OFP	Open Porch	72	42.210	3,039
	Net Sketched Area:	6,583	Total:	594,947
Size Ad	4636.0499	Gross Are	6816	FinArea 4636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

087.0-0002-0007.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	